



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,
suite 250
napa, ca 94558
phone 707.275.5000
www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

EXISTING PROPOSED
SITE PLAN

ARCHITECTS STAMP:

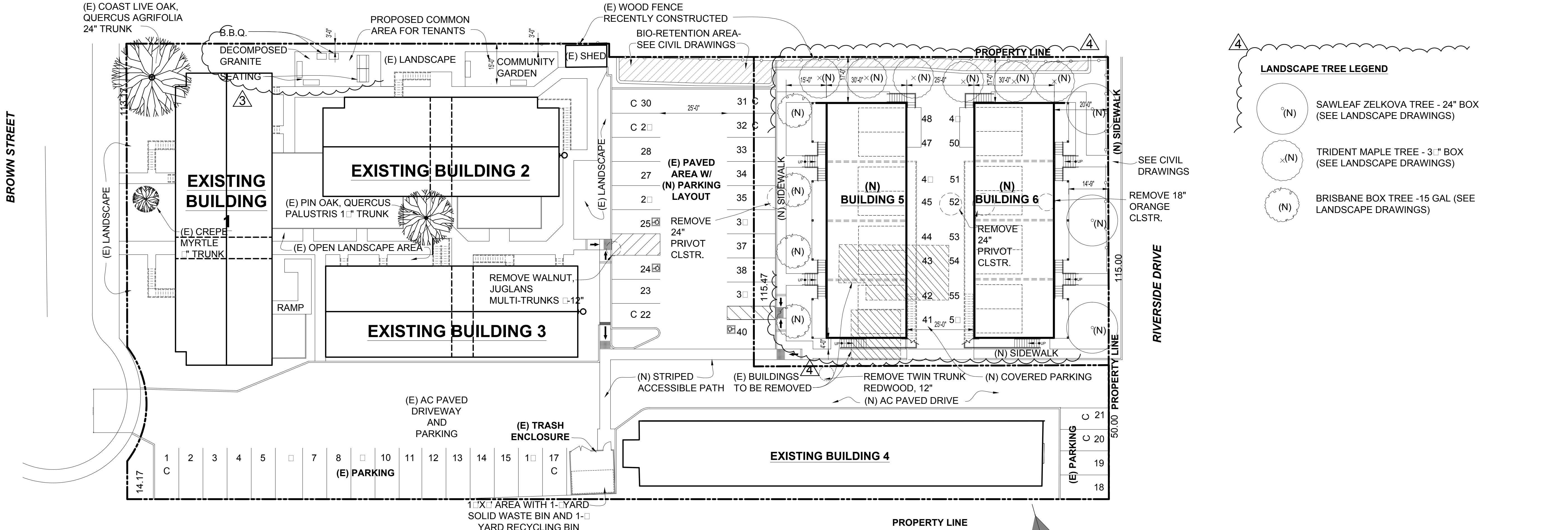
DATE: June 2, 2015

REVISION:

August 2015
September 25, 2015
December 20, 2015
March 10, 2017

SHEET:

A1.1



A EXISTING AND PROPOSED SITE PLAN

SCALE: 1" = 20'

SITE APN #
EXISTING PROJECT APN 005-131-02
PROPOSED PROJECT APN 005-131-014

SIZE OF PROPERTY
EXISTING 45,875 S.F.
PROPOSED 15,211 S.F.

TOTAL = 1,08 S.F.

PARKING SPACES
EXISTING = 35 STALLS
NEW = 21 STALLS
TOTAL = 56 STALLS

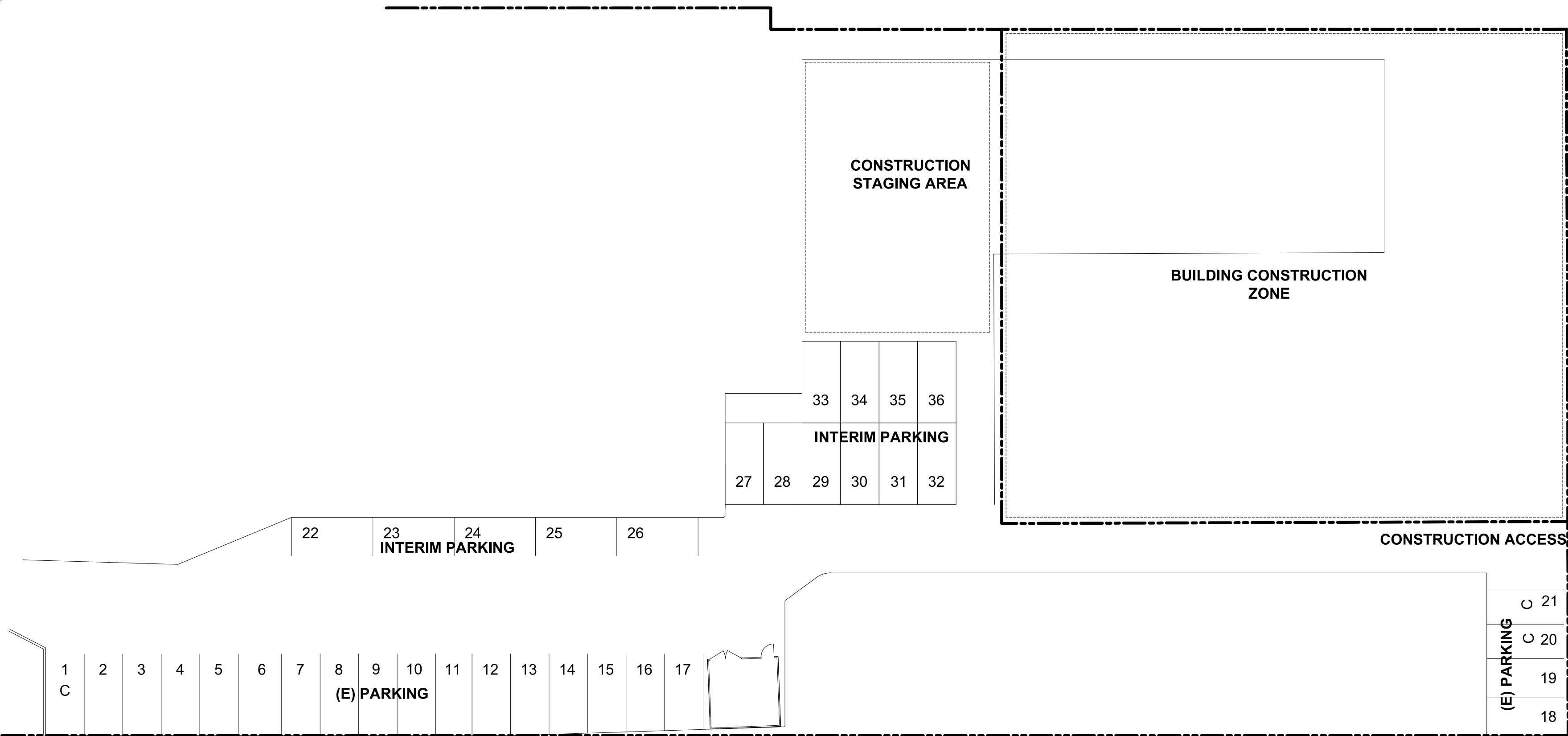
PARKING BREAKDOWN
HANDICAP PARKING = 3 STALLS
STANDARD PARKING = 28 STALLS
COMPACT PARKING = 1 STALL
COVERED PARKING = 1 STALL
TOTAL = 56 STALLS

EXISTING UNITS *
BLDG 1 - 11 UNITS
BLDG 2 - 9 UNITS
BLDG 3 - 9 UNITS
BLDG 4 - 12 UNITS
= 41 UNITS

NEW PROPOSAL UNITS **
BLDG 5 - 8 UNITS
BLDG 6 - 8 UNITS
= 16 UNITS

* EXISTING UNITS PREVIOUSLY APPROVED FOR SENIOR APARTMENT LIVING. A TOTAL OF 41 EXISTING UNITS WITH 35 PARKING STALLS EXIST. THE SENIOR REQUIREMENT HAD EXPIRED AND EXISTING HOUSING "AS DESIGNED" IS GRANDFATHERED OR ACCEPTED AS EXISTING.

** NEW ONE BEDROOM UNITS OVER PARKING PROPOSED. 16 UNITS X 1 SPACE = 16 PARKING STALLS PLUS 5 PARKING STALLS PROVIDED FOR GUESTS.



INTERIM PARKING PLAN

SCALE: 1" = 20'



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,
suite 250
napa, ca 94558
phone 707.275.5000
www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

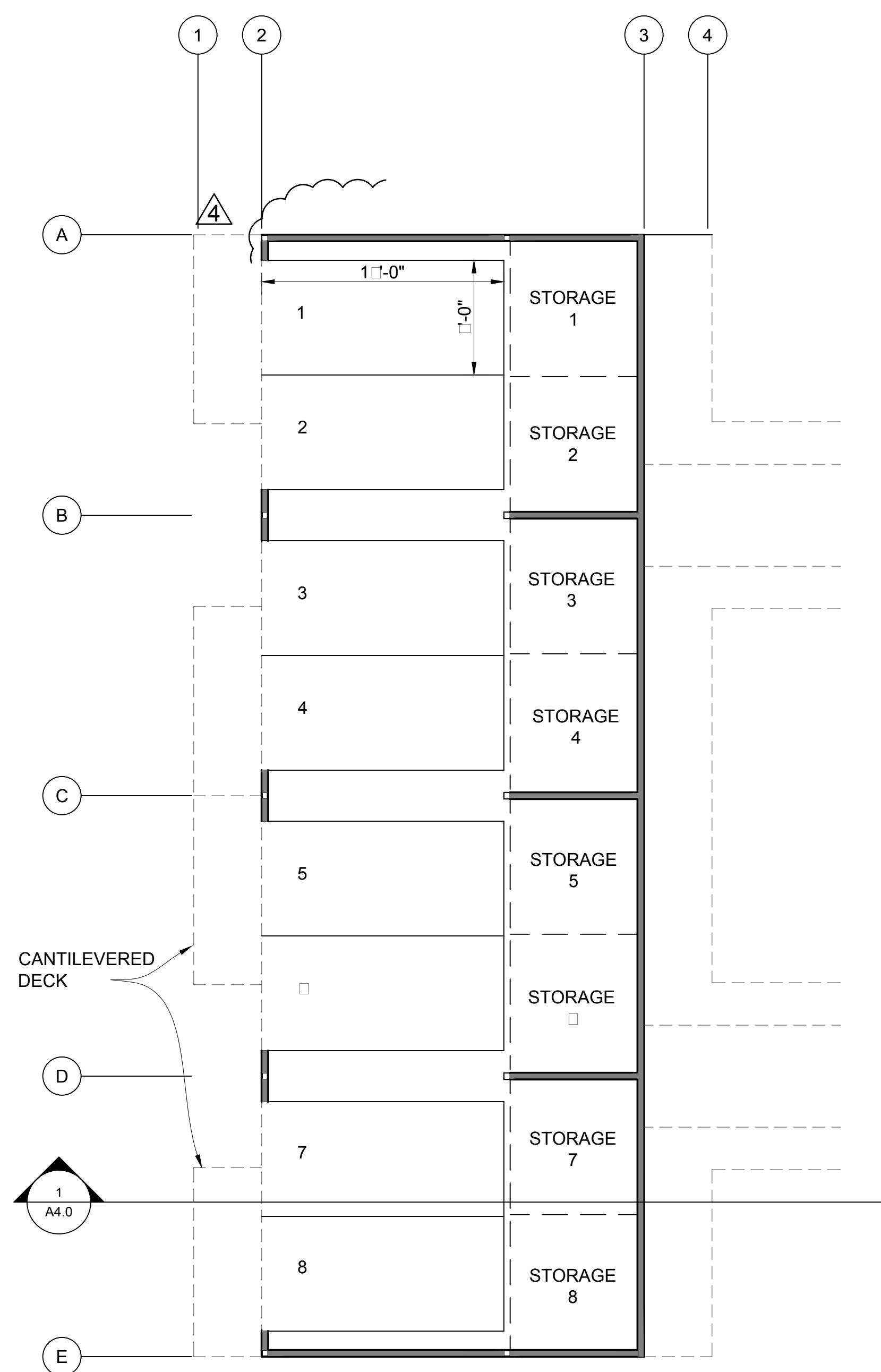
BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

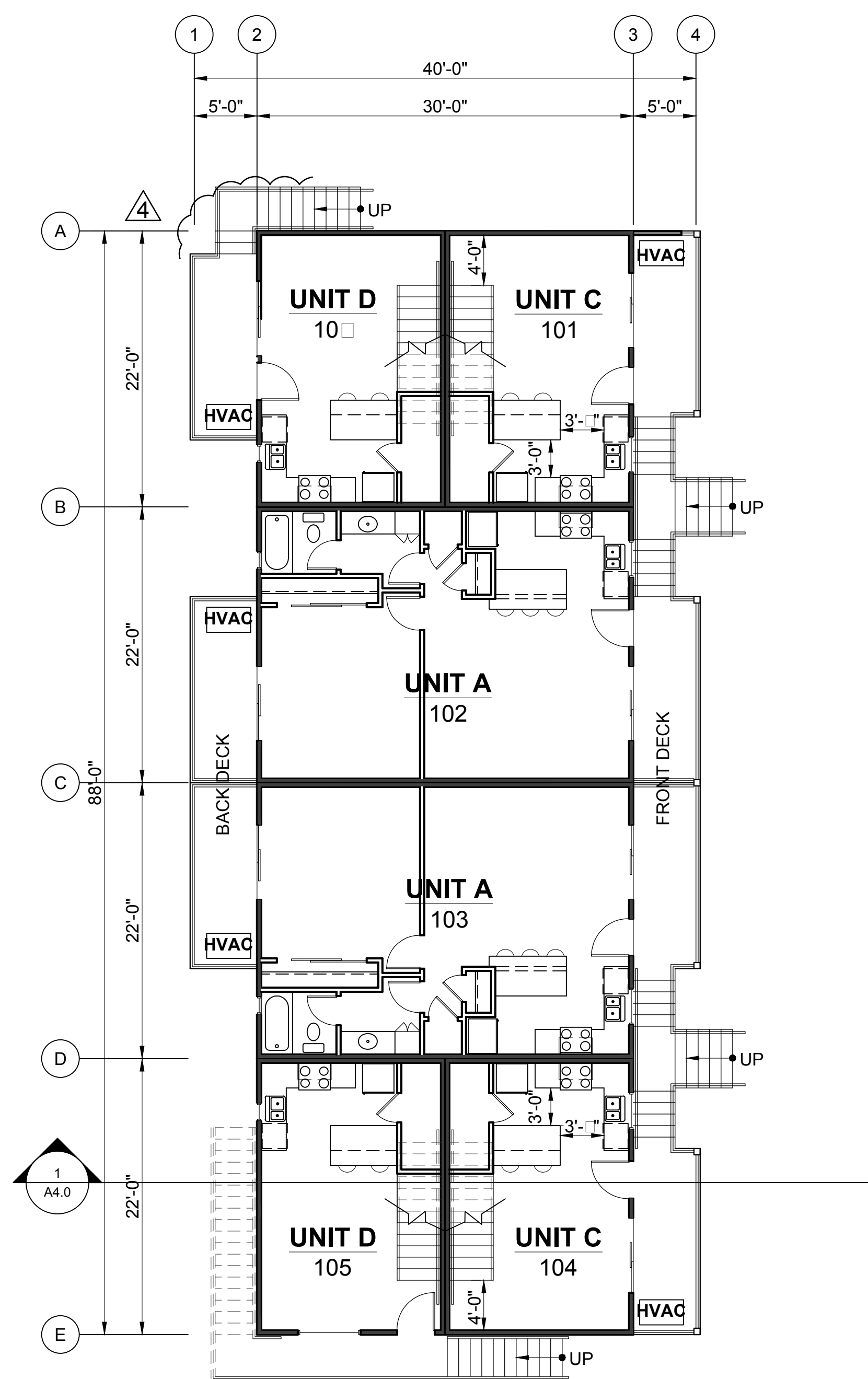
GARAGE FLOOR
FIRST FLOOR
SECOND FLOOR

BUILDING SIX

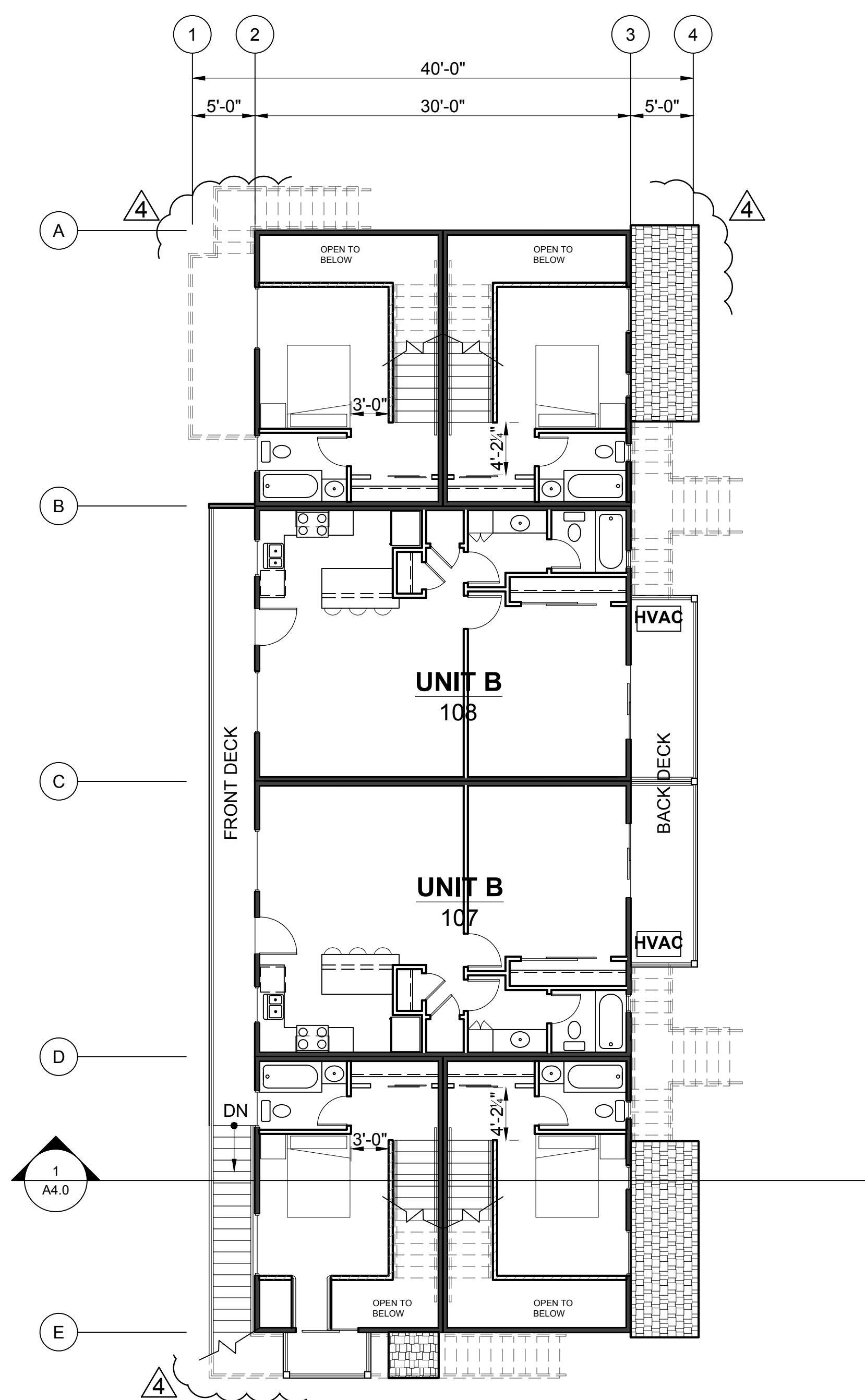
ARCHITECTS STAMP:



A GROUND FLOOR COVERED PARKING
SCALE: 1/8" = 1'-0"
COVERED PARKING = 8 CARS
STORAGE AREA = 8 X 10' S.F. = 848 S.F.

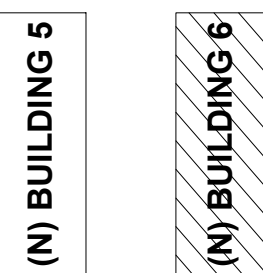


B FIRST FLOOR - BUILDING SIX ALT. PLAN
SCALE: 1/8" = 1'-0"
BUILDING ONE AREA 2,440 S.F.
FRONT DECK AREA 384 S.F.
BACK DECK AREA 311 S.F.



C SECOND FLOOR - BUILDING SIX ALT. PLAN
SCALE: 1/8" = 1'-0"
BUILDING ONE AREA 2,440 S.F.
FRONT DECK AREA 511 S.F.
BACK DECK AREA 311 S.F.

KEY PLAN



DATE: June 2, 2015

REVISION:

August 11, 2015

September 25, 2015

March 10, 2017

SHEET:

A2.0



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,
suite 250
napa, ca 94558
phone 707.275.5000
www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

ROOF PLAN
BUILDING ONE TWO

ARCHITECTS STAMP:

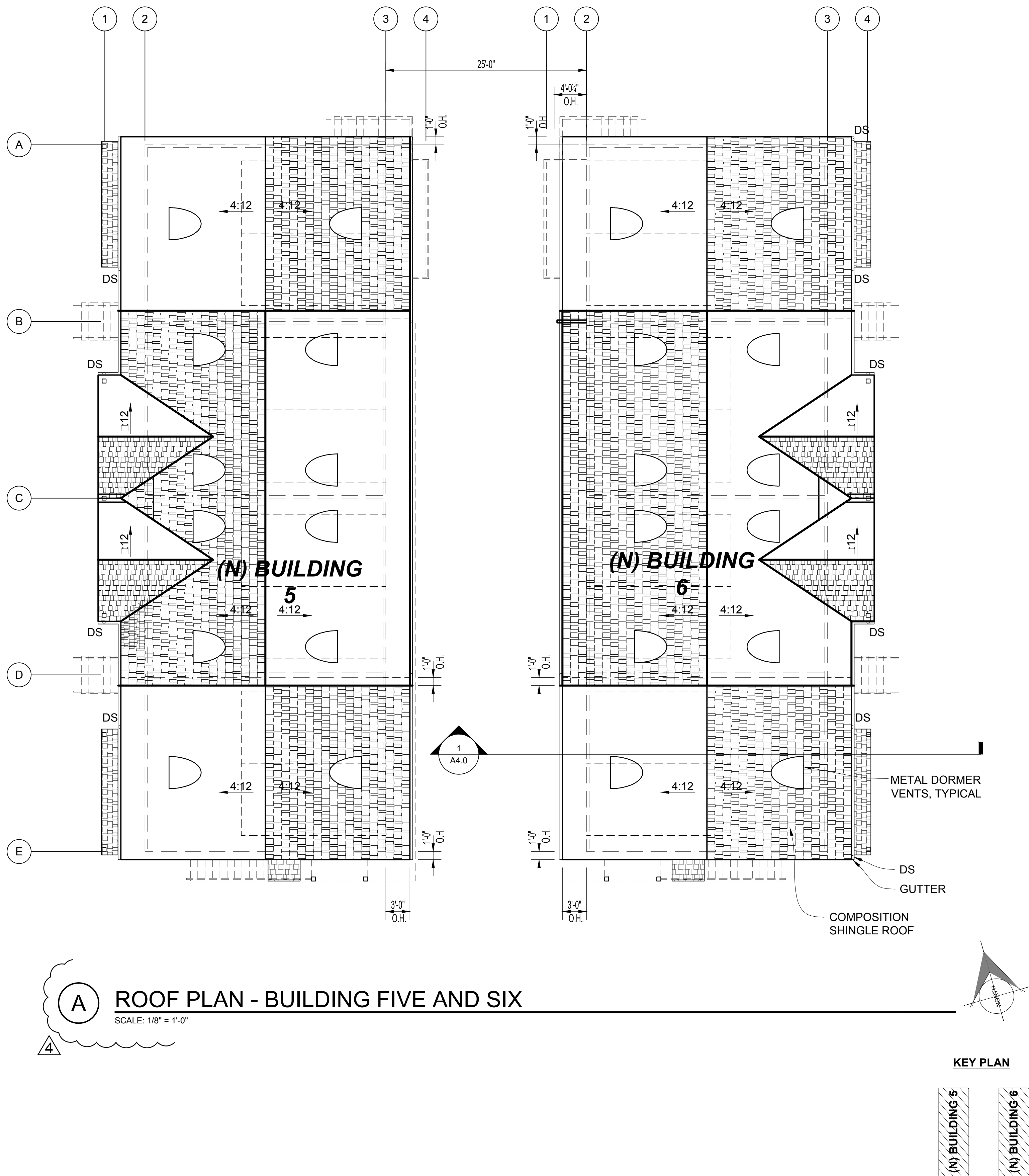
DATE: June 2, 2015

REVISION:

- | |
|---------------------|
| August 2015 |
| September 25, 2015 |
| 3 December 20, 2015 |
| 4 March 3, 2017 |

SHEET:

A2.1





NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,
suite 250
napa, ca 94558
phone 707.275.5000
www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

PROPOSED EXTERIOR
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 2015

September 25, 2015

SHEET:

A3.0



A PROPOSED EAST ELEVATION BUILDING 5 WEST ELEVATION BUILDING 5 (SIM)
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE SIDING (SCREENING PARKING TO HIDE CARS)



B PROPOSED SOUTH ELEVATION BUILDING 2 NORTH ELEVATION BUILDING 2 (SIM)
SCALE: 1/4" = 1'-0"



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,
suite 250
napa, ca 94558
phone 707.275.5000
www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

PROPOSED EXTERIOR
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 2015
September 25, 2015
March 27, 2017

SHEET:

A3.1

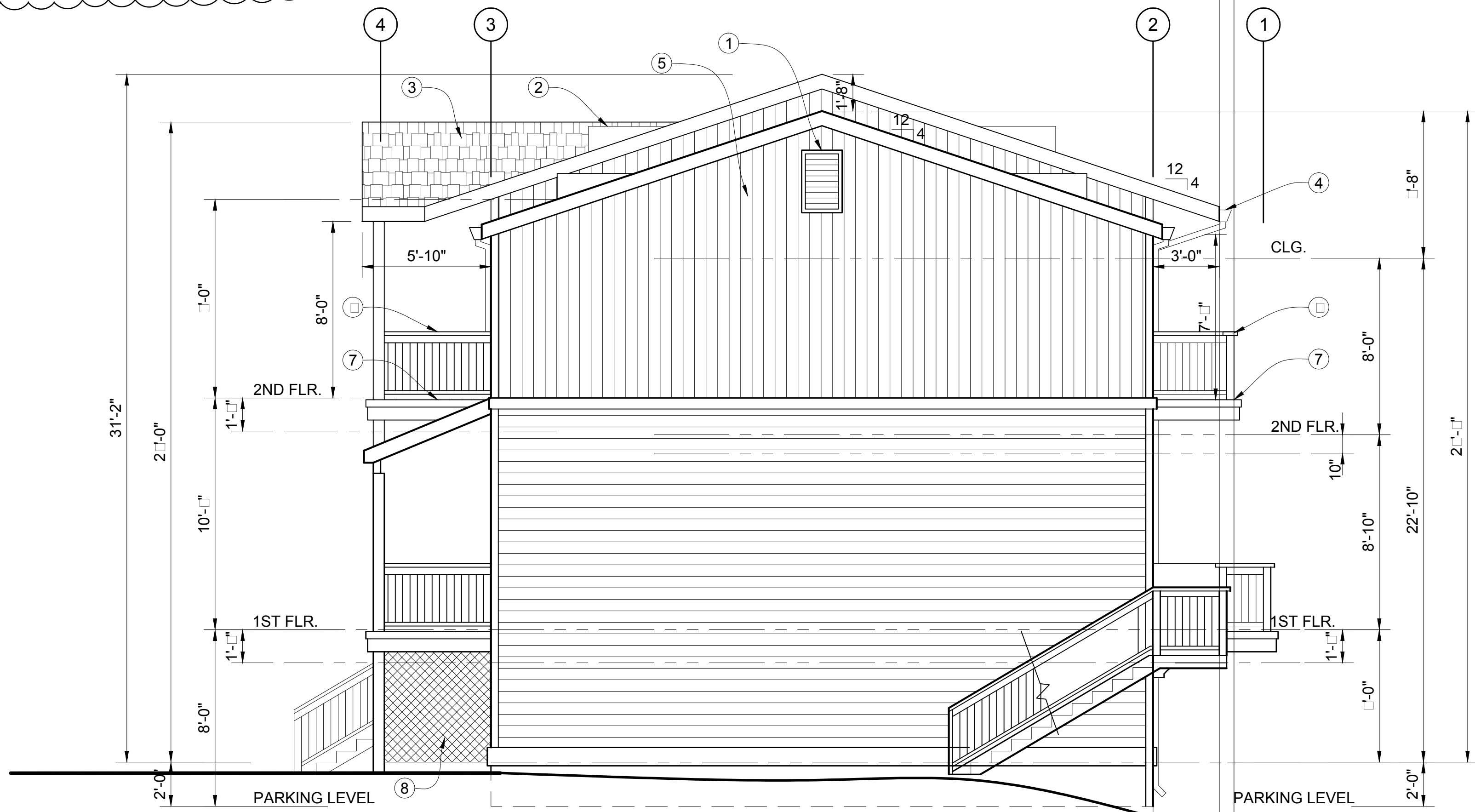


A PROPOSED WEST ELEVATION BUILDING 5 (SIM) EAST ELEVATION BUILDING 5 (SIM)

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE SIDING (SCREENING PARKING TO HIDE CARS)



B PROPOSED NORTH ELEVATION BUILDING 5 (SIM) SOUTH ELEVATION BUILDING 5 (SIM)

SCALE: 1/4" = 1'-0"



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,
suite 250
napa, ca 94558
phone 707.275.5000
www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

PROPOSED EXTERIOR
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 2015

September 25, 2015

March 27, 2017

SHEET:

A3.0

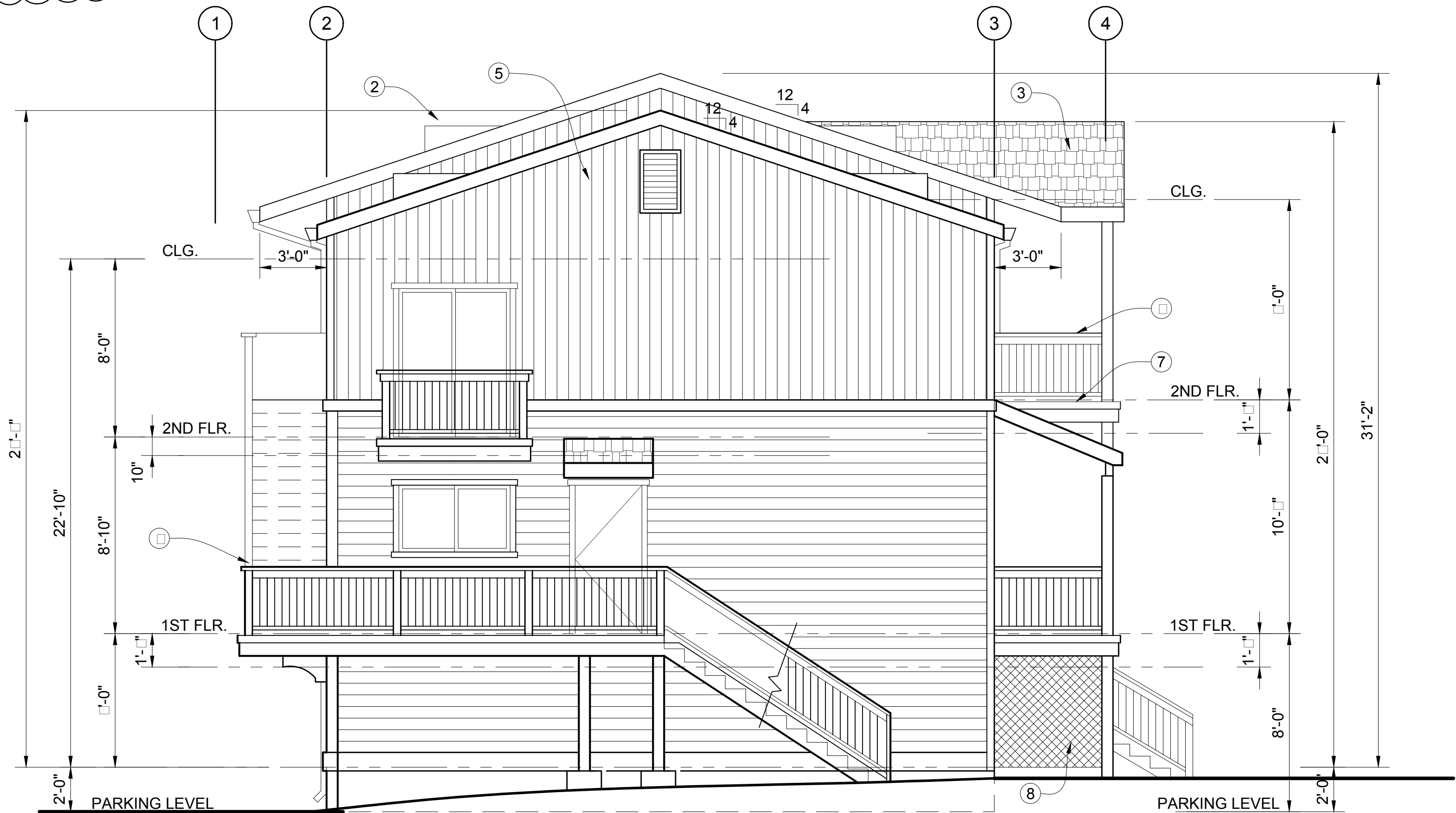


A PROPOSED EAST ELEVATION BUILDING 5 WEST ELEVATION BUILDING 5 (SIM)

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE SIDING (SCREENING PARKING TO HIDE CARS)



B PROPOSED SOUTH ELEVATION BUILDING 2 NORTH ELEVATION BUILDING 2 (SIM)

SCALE: 1/4" = 1'-0"



NAPA DESIGN PARTNERS, LLP

Stephen R. Cuddy
AIA
LEED AP

855 bordeaux way,

suite 250

napa, ca 94558

phone 707.275.5000

www.ndparchitects.com

OWNER:

Peter Dwares
331 Filbert Street
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW
APARTMENTS
ADDITION

122 BROWN STREET
NAPA CA, 94558

NORTH ELEVATIONS
EXHIBIT

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 2015

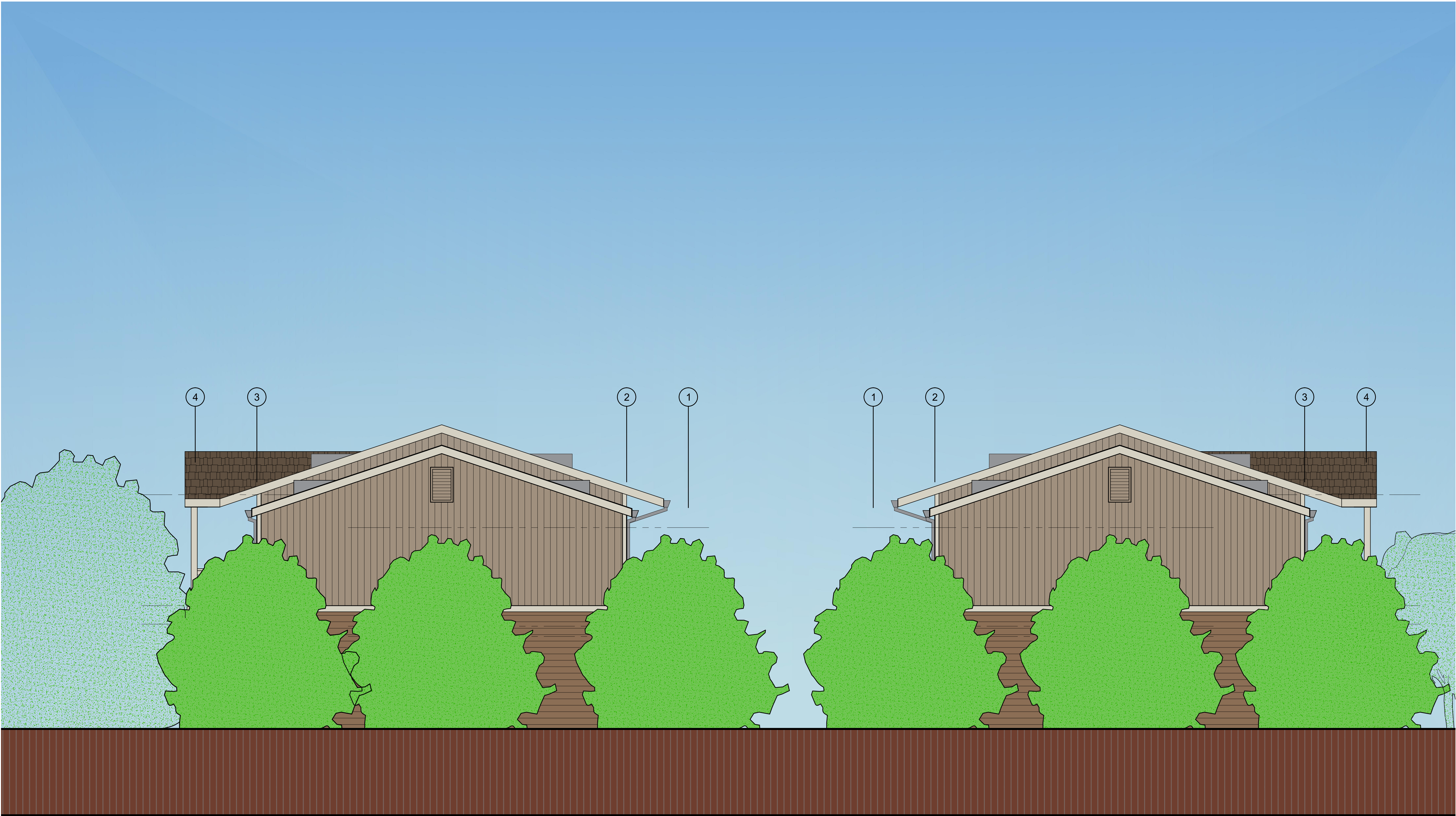
September 25, 2015

3 December 20, 2015

4 March 2017

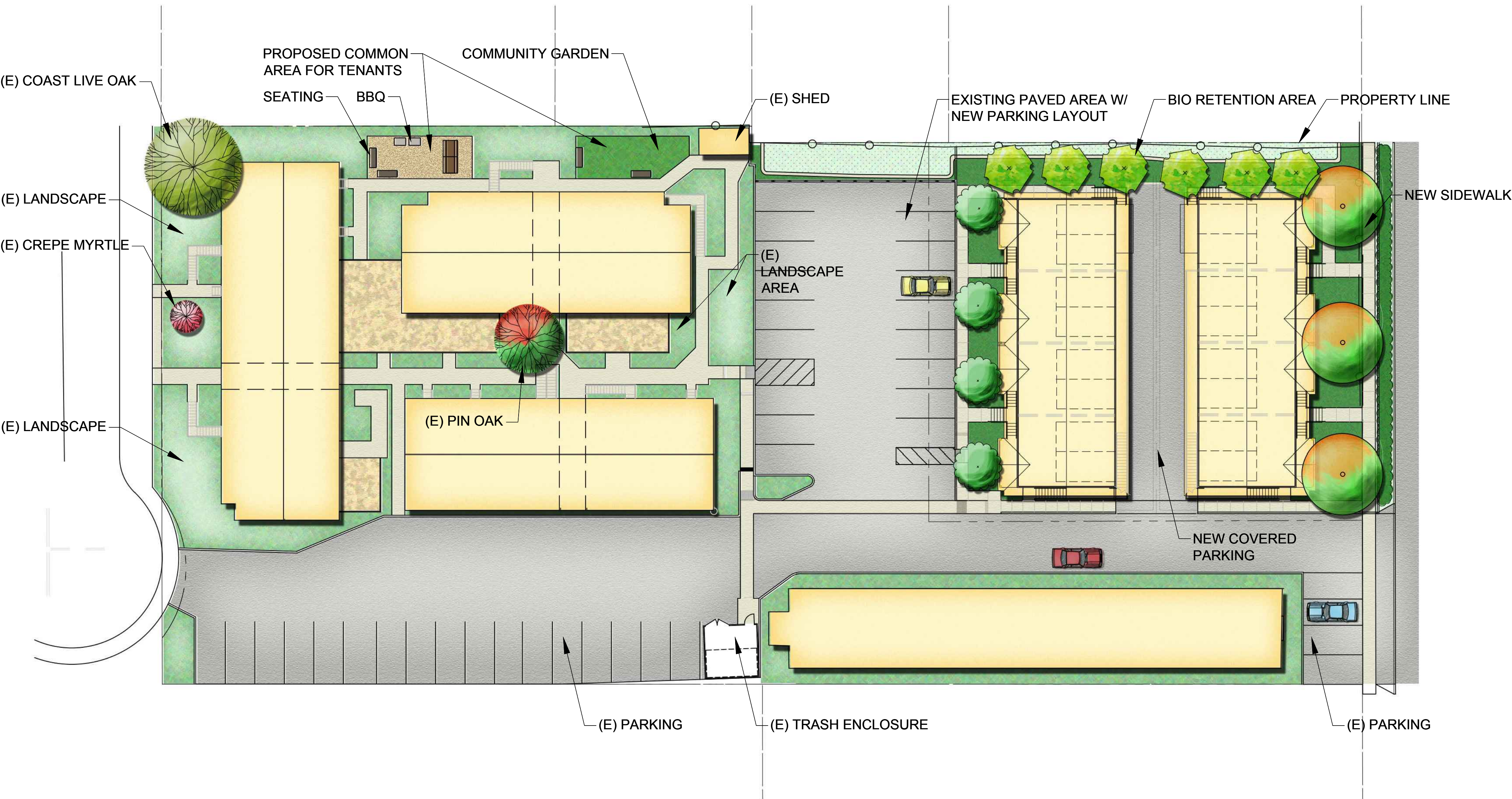
March 24, 2017

SHEET:







A NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"

NAVAJO BEIGE TRIM	CHESTNUT BROWN LAP SIDING
KHAKI BROWN LAP SIDING	PATRIOT PRAIRIE WOOD SHINGLES



TREE & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<u>STREET TREE</u>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL					24" BOX = 3 TOTAL TREES
<u>ACCENT TREES</u>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS					15 GAL = 8 TOTAL TREES
<u>BIO-RETENTION AREA</u>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
	PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY				

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE SHALL BE DROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PETER DWARES
331 FILBERT STREET
SAN FRANCISCO, CALIFORNIA 34133

Overall Site Plan

BRIDGEVIEW APARTMENTS ADDITION
Napa, California

Conceptual Design

vanderToolen • Associates

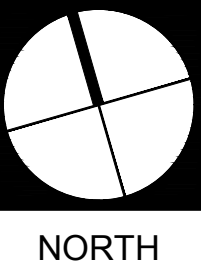
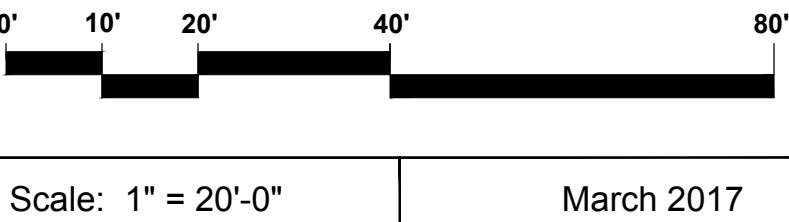
LANDSCAPE ARCHITECTS

www.vanderToolen.com

Napa
855 Redwood
Way, Suite 200
Napa, CA 94558
tel: 707.224.4299
fax: 707.224.4821

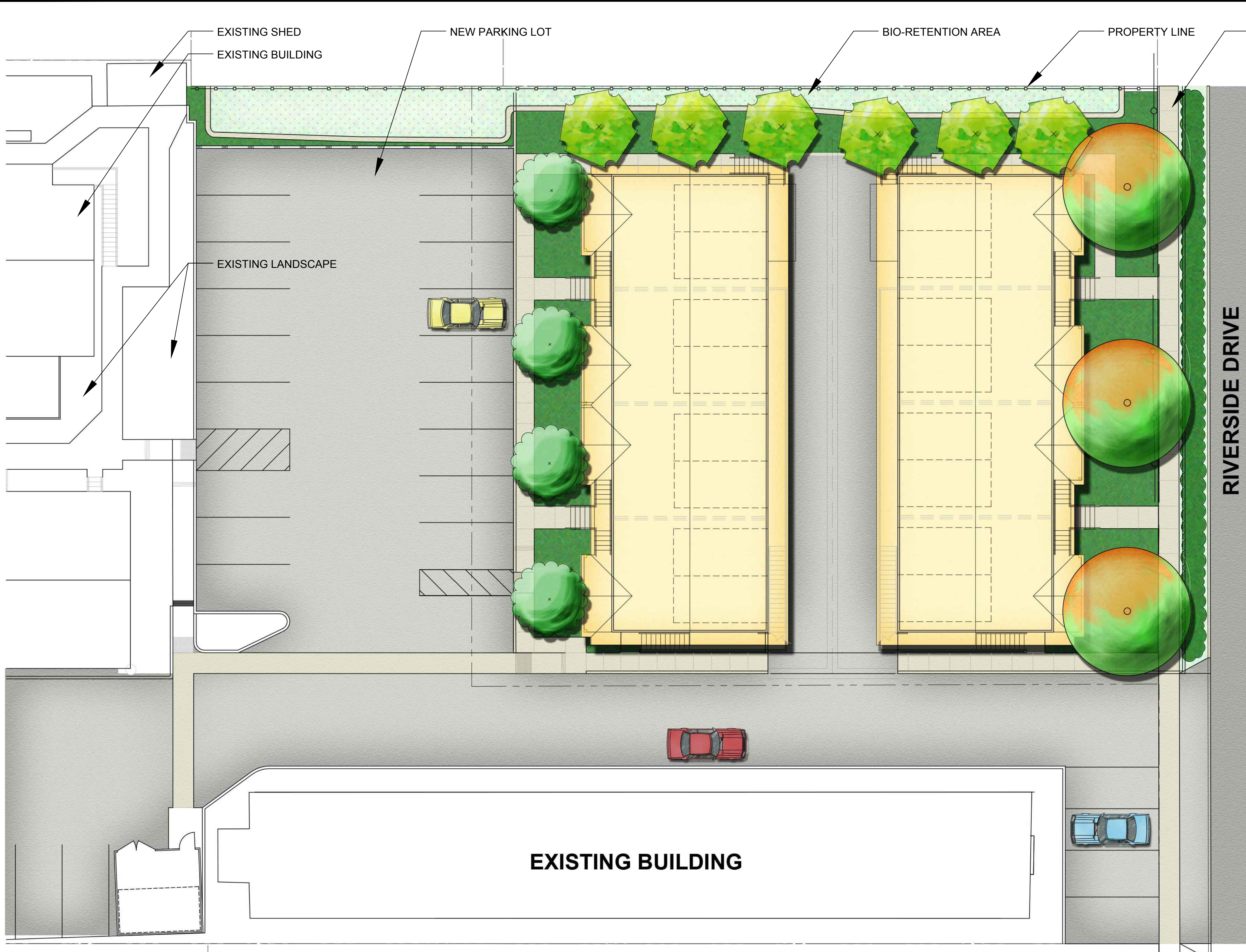
Walnut Creek
2101 Howe Blvd.
Rd., Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300

West Sacramento
Suite 115
W. Sacramento
CA 95601
tel: 916.244.3000

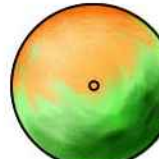





L-1

Project No. 01415



TREE & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<u>STREET TREE</u>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL					24" BOX = 3 TOTAL TREES
<u>ACCENT TREES</u>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS					15 GAL = 8 TOTAL TREES
<u>BIO-RETENTION AREA</u>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
	PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY				

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PLANTING NOTES

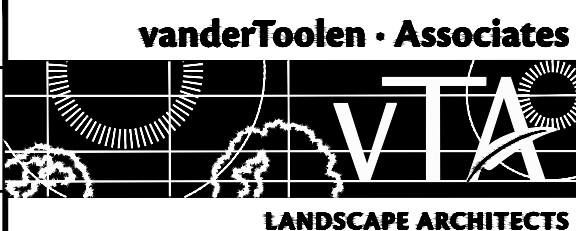
1. THE PLANTING DESIGN FOR THE SITE SHALL BE DROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PETER DWARES
331 FILBERT STREET
SAN FRANCISCO, CALIFORNIA 34133

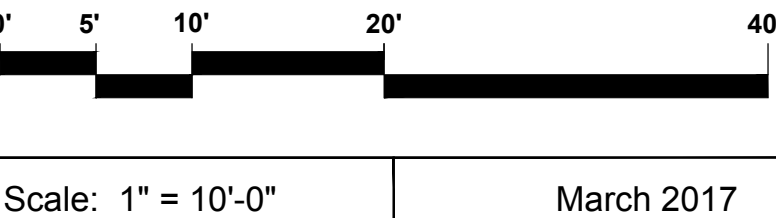
Enlargement of
Proposed Additions

BRIDGEVIEW APARTMENTS ADDITION
Napa, California

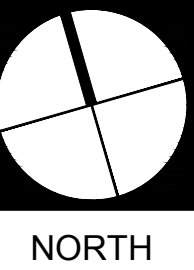
Conceptual Design



www.vanderToolen.com
Napa: 855.888.6666
W. Napa: 707.224.4299
FAX: 707.224.4821
Walnut Creek: 925.274.1305
West Sacramento: 916.284.3000

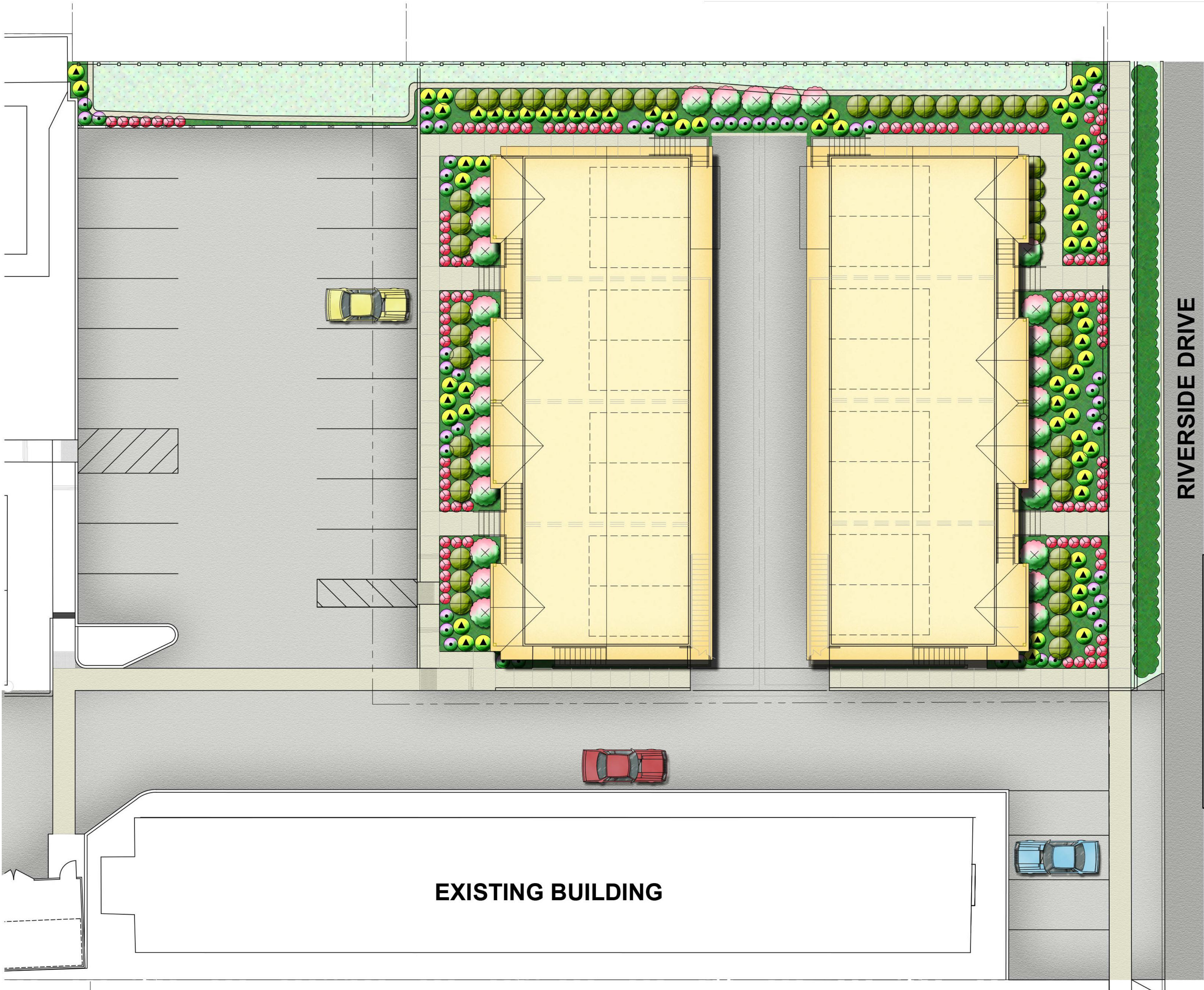


March 2017






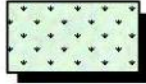


L-2

Project No. 01415



PLANT PALETTE

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE
BG	 CAMELIA J. 'ALBA PLENA' DODONEA V. 'PURPUREA' FATSIA JAPONICA	DOUBLE WHITE CAMELIA	MODERATE	5 GAL @ 5' O.C.
		HOPSEED BUSH	LOW	5 GAL @ 5' O.C.
		JAPANESE ARALIA	MODERATE	5 GAL @ 5' O.C.
FP	 AUCUBA JAPONICA 'VARIEGATA' GREVILLEA 'NOELLII' RHAPHIOLEPIS I. 'CLARA	GOLD-DUST PLANT	MODERATE	5 GAL @ 4' O.C.
		GREVILLEA	LOW	5 GAL @ 4' O.C.
		CLARA INDIA HAWTHORN	LOW	5 GAL @ 4' O.C.
CS	 LOROPETALUM CHINENSE 'RAZZLEBERRI' NEPHROLEPIS CORDIFOLIA PITTOSPORUM T. 'WHEELER'S DWARF'	FRINGE FLOWER	LOW	5 GAL @ 3' O.C.
		SOUTHERN SWORD FERN	MODERATE	5 GAL @ 3' O.C.
		MOCK ORANGE	LOW	5 GAL @ 3' O.C.
AC1	 DIETES BICOLOR HEUCHERA M. 'GREEN SPICE' LANTANA MONTEVIDENSIS	FORTNIGHT LILY	LOW	1 GAL @ 30" O.C.
		CORAL BELLS	LOW	1 GAL @ 30" O.C.
		LANTANA	LOW	1 GAL @ 30" O.C.
AC2	 NANDINA D. 'NANA PURPUREA' PHORMIUM T. 'JACK SPRATT' SCAEVOLA 'MAUVE CLUSTERS'	DWARF HEAVENLY BAMBOO	LOW	1 GAL @ 2' O.C.
		NEW ZEALAND FLAX	LOW	1 GAL @ 2' O.C.
		FAN FLOWER	LOW	1 GAL @ 2' O.C.
BIO-RETENTION AREA				
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: MASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873	SOD
	PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY			

SYMBOL LEGEND

SYMBOL	ABBR.	PURPOSE
	BG	BACKGROUND SHRUB (4' - 6' TALL)
	FP	FOUNDATION PLANT (3' - 5' TALL)
	CS	CONTRAST SHRUB (2' - 3' TALL)
	AC1	ACCENT PLANT (2' - 3' TALL)
	AC2	ACCENT PLANT (1' - 2' TALL)

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE SHALL BE DROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PETER DWARES
331 FILBERT STREET
SAN FRANCISCO, CALIFORNIA 34133

Preliminary
Landscape Plan

BRIDGEVIEW APARTMENTS ADDITION
Napa, California

Conceptual Design

vanderToolen • Associates

www.vanderToolen.com

Napa: 855.866.6666
Walnut Creek: 925.274.1305
West Sacramento: 916.244.3000

San Francisco: 415.774.4299
Oakland: 916.244.4831

LANDSCAPE ARCHITECTS

0' 5' 10' 20' 40'




Scale: 1" = 10'-0"

March 2017

NORTH

L-3

Project No. 01415

TREE & GROUNDCOVER LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
STREET TREE					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL				24" BOX = 3 TOTAL TREES	
ACCENT TREES					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS				15 GAL = 8 TOTAL TREES	
BIO-RETENTION AREA					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
		PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY			

TREES



HYMENOSPORUM FLAVUM



TRISTANIA CONFERTA



ZELKOVA SERRATA

FOUNDATION PLANTS



AUCUBA JAPONICA 'VARIEGATA'



GREVILLEA 'NOELLII'



RHAPHIOLEPIS I. 'CLARA'

BACKGROUND SHRUBS



CAMELIA J. 'ALBA PLENA'



DODONEA V. 'PURPUREA'



FATSIA JAPONICA

CONTRAST SHRUBS



LOROPETALUM C. 'RAZZLEBERRY'






NEPHROLEPIS CORDIFOLIA

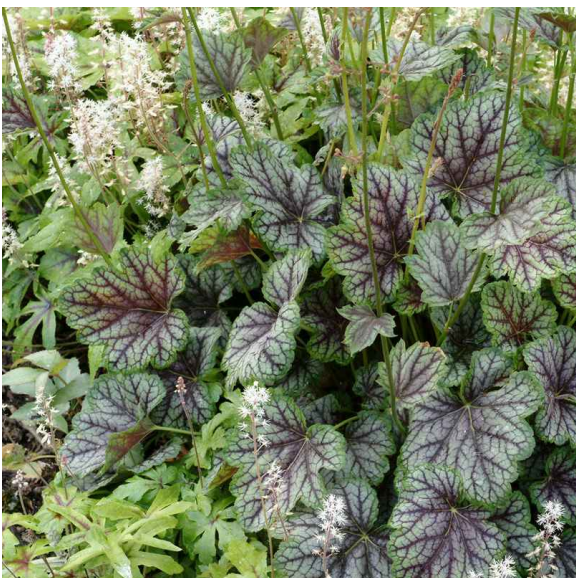


PITTOSPORUM T. 'WHEELER'S DWARF'

PLANT PALETTE

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE
BG				
	CAMELIA J. 'ALBA PLENA'	DOUBLE WHITE CAMELIA	MODERATE	5 GAL @ 5" O.C.
	DODONEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL @ 5" O.C.
	FATSIA JAPONICA	JAPANESE ARALIA	MODERATE	5 GAL @ 5" O.C.
FP				
	AUCUBA JAPONICA 'VARIEGATA'	GOLD-DUST PLANT	MODERATE	5 GAL @ 4" O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	LOW	5 GAL @ 4" O.C.
	RHAPHIOLEPIS I. 'CLARA'	CLARA INDIA HAWTHORN	LOW	5 GAL @ 4" O.C.
CS				
	LOROPETALUM CHINENSE 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL @ 3" O.C.
	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	MODERATE	5 GAL @ 3" O.C.
	PITTOSPORUM T. 'WHEELER'S DWARF'	MOCK ORANGE	LOW	5 GAL @ 3" O.C.
AC1				
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL @ 30" O.C.
	HEUCHERA M. 'GREEN SPICE'	CORAL BELLS	LOW	1 GAL @ 30" O.C.
	LANTANA MONTEVIDENSIS	LANTANA	LOW	1 GAL @ 30" O.C.
AC2				
	NANDINA D. 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	LOW	1 GAL @ 2" O.C.
	PHORMIUM T. 'JACK SPRATT'	NEW ZEALAND FLAX	LOW	1 GAL @ 2" O.C.
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	LOW	1 GAL @ 2" O.C.
BIO-RETENTION AREA				
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873	
				SOD

ACCENT PLANTS



HEUCHERA M. 'GREEN SPICE'



LANTANA MONTEVIDENSIS

ACCENT PLANTS



NANDINA D. 'NANA PURPUREA'

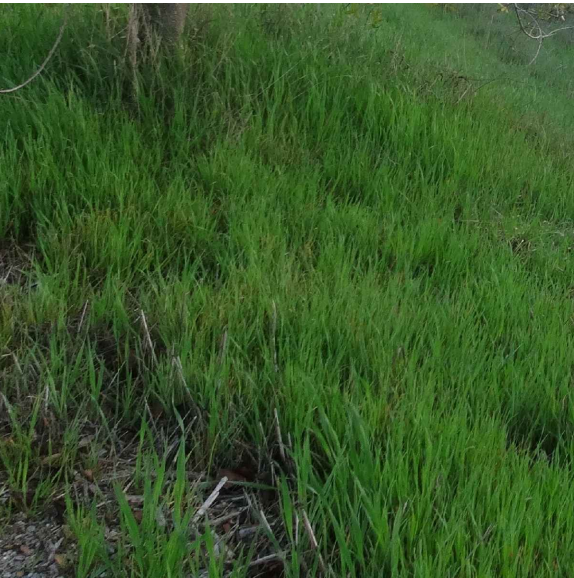


PHORMIUM T. 'JACK SPRATT'



SCAEVOLA 'MAUVE CLUSTERS'

BIO-RETENTION AREA



BIOFILTRATION SOD - ZONE 2

PETER DWARES
331 FILBERT STREET
SAN FRANCISCO, CALIFORNIA 34133

Plant Images

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

vanderToolen • Associates		www.vanderToolen.com		L-4
	Napa 855 Redwood Way, Suite 200 Napa, CA 94558 tel: 707.274.2299 fax: 707.224.6821		Walnut Creek 700 Ignacio Valley Bl., Suite 100 Walnut Creek, CA 94596 tel: 925.274.1300	
	West Sacramento 2101 Howe Blvd. Suite 115 W. Sacramento, CA 95601 tel: 916.244.3000			
LANDSCAPE ARCHITECTS		March 2017		Project No. 01415